

Before the Board of Zoning Adjustment, D. C.

Application No. 11795, of Ledford Construction Company for permission to continue operation of a parking lot in the R-1-B District at 3130 Ames Place, N. E., parts of Lots 3 & 4, Square 4364.

HEARING DATE: December 18, 1974

EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. The subject lot is located in a split zone; R-1-B & C-M-1.
2. The R-1-B portion of the lot is used for the parking of small trucks and executive cars. The C-M-1 portion is used for heavy vehicles.
3. Employees of the corporation are not allowed to park on the R-1-B portion of the lot, as the lot is not large enough to accommodate the parking of trucks and vehicles of employees at one time.
4. The total capacity of the lot is 200-225 vehicles which includes the executive cars, equipment and trucks.
5. The Department of Highways and Traffic submitted a report in which they offered no objection.
6. There was no opposition registered at the public hearing.

CONCLUSIONS OF LAW:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected.

ORDERED:

That this application be conditionally GRANTED FOR A PERIOD OF FIVE (5) YEARS.

This Order shall be subject to the following condition:

- a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.


h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE: 3-0 (Mr. Klauber not voting, Lilla Burt Cummings, Esq. dissenting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER: **MAY 12 1975**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.